

Property Research Sheet

Location ID#(s): 27045-56941-56942

As of: 2/12/2016

Researched By: Alex Minnella

Address: 1032 Prairie St

Comp Plan Designation: Utilites

Subdivision: Lot 1; Lot 2; Lot 3 of Hercules Park Addition,

School District: SD 129 - West Aurora School District

Parcel Number(s): 15-29-226-009; 15-29-226-011; 15-29-226-012

Park District: FVPD - Fox Valley Park District

Size: 0.52 Acres

Ward: 4

Current Zoning: B-1 Local Retail

Historic District: None

1929 Zoning: Not Applicable

ANPI Neighborhood: None

1957 Zoning: B-2 Business District, General Retail

TIF District: N/A

Current Land Use

Current Land Use: Commercial

Number of Stories: 1

Number of Buildings: 1

Non-Residential Area: 22,651.2 sq ft

Building Built In: 1970

Parking Spaces: 37

Total Building Area: 4,620 sq ft sq. ft.

Zoning Provisions

Setbacks and Other Bulk Standards:

Requirements are pursuant to the Aurora Zoning Ordinance Section(s) 5 and 8.2.

Setbacks and other bulk standards are typically as follows:

Front Yard Setback: 15 feet with an exception for parking and patio fencing which may encroach into the front yard setback up to an 8.6 feet

Interior Side Yard Setback: 0 feet

Interior Drive Yard Setback: 5 feet

Exterior Side Yard Setback: 15 feet with the exception for parking which may encroach in the exterior side yard setback up to a 15 feet

Exterior Side Yard Reverse Corner Setback:

Exterior Rear Yard Setback: From Tollway - 75 feet; from Arterial - 30 feet; from other 15 feet to 20 feet based on building height.

Rear Yard Setback: 1 feet **Building Separations:**

Minimum Lot Width and Area: None.

Maximum Lot Coverage: None.

Maximum Structure Height: 3 stories or 50 feet

Floor Area Ratio: None.

Minimum Primary Structure Size: None.

Minimum Dwelling Unit Size: The total square footage permitted for the residential use shall not exceed the total first floor square footage that is utilized for the office or business use.

Parking and Loading:

The Parking and Loading requirements are pursuant to the Aurora Zoning Ordinance Table Two: Schedule of Off-street Parking Requirements and Section(s) 5, and 8.2.

Permitted Uses:

Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.2, and 8.2 Permitted Exceptions:

Special Uses:

Special Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.2.

Limited But Permitted Uses:

Limited but Permitted Uses are pursuant to the Aurora Zoning Ordinance Table One: Use Categories and Section(s) 4.3, and 8.2.

Legislative History

There is no legislative history for this Property. OR The known legislative history for this Property is as follows:

O49-2744 approved on 2/1/1949:AN ORDINANCE NO. 2744 PROVIDING ANNEXATION OF CERTAIN TERRITORY TO THE CORPORATE LIMITS OF AURORA, ILLINOIS.

O15-069 approved on 10/27/2015: AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A LIQUOR LICENSE WITHIN 500 FEET OF RESIDENTIAL PROPERTY ON LOTS 1, 2, AND 3 OF HERCULES PARK ADDITION SUBDIVISION, GENERALLY LOCATED AT 1032 PRAIRIE STREET (PUBLIC HEARING)

O15-070 approved on 10/27/2015:AN ORDINANCE AMENDING ORDINANCE NUMBER 3100, BEING THE AURORA ZONING ORDINANCE AND THE ZONING MAP ATTACHED THERETO, BY REZONING LOTS 2 AND 3 OF HERCULES PARK ADDITION SUBDIVISION, GENERALLY LOCATED AT 1032 PRAIRIE STREET, FROM B-2 GENERAL RETAIL TO B-1 LOCAL RETAIL (PUBLIC HEARING)

O15-072 approved on 10/27/2015:AN ORDINANCE ESTABLISHING A SPECIAL USE PLANNED DEVELOPMENT AND APPROVING THE SPARTAN PLAN DESCRIPTION FOR 0.18 ACRES LOCATED AT 1032 PRAIRIE STREET

Location Maps Attached:

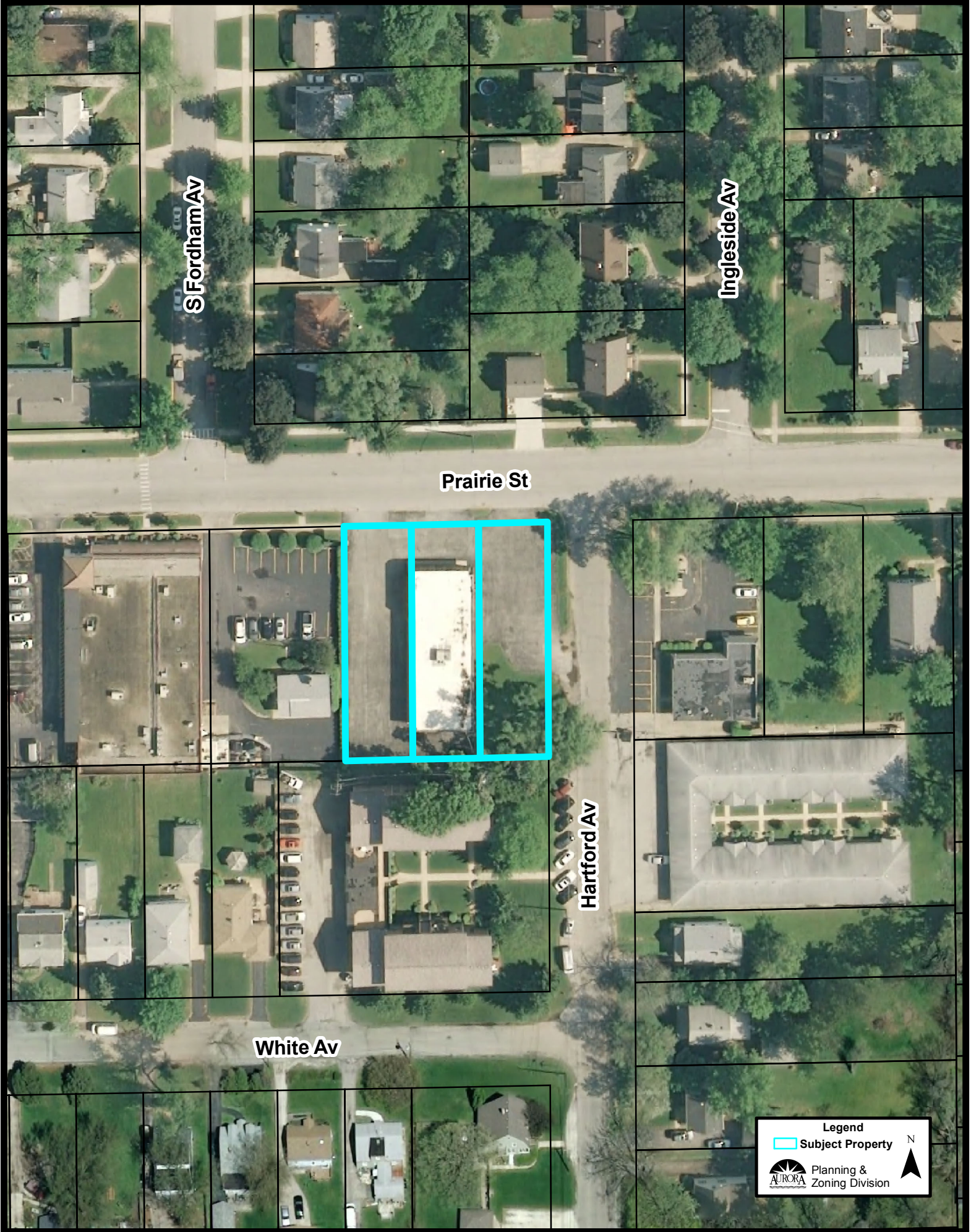
Aerial Overview

Location Map

Zoning Map

Comprehensive Plan Map

Aerial Photo (1:1,000):



S Fordham Av


Ingleside Av

Prairie St


Hartford Av

White Av

Legend
Subject Property



Planning & Zoning Division



Location Map (1:1,000):

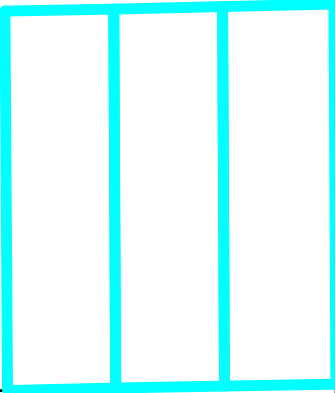
S Fordham Av

Ingleside Av

Prairie St

Hartford Av

White Av

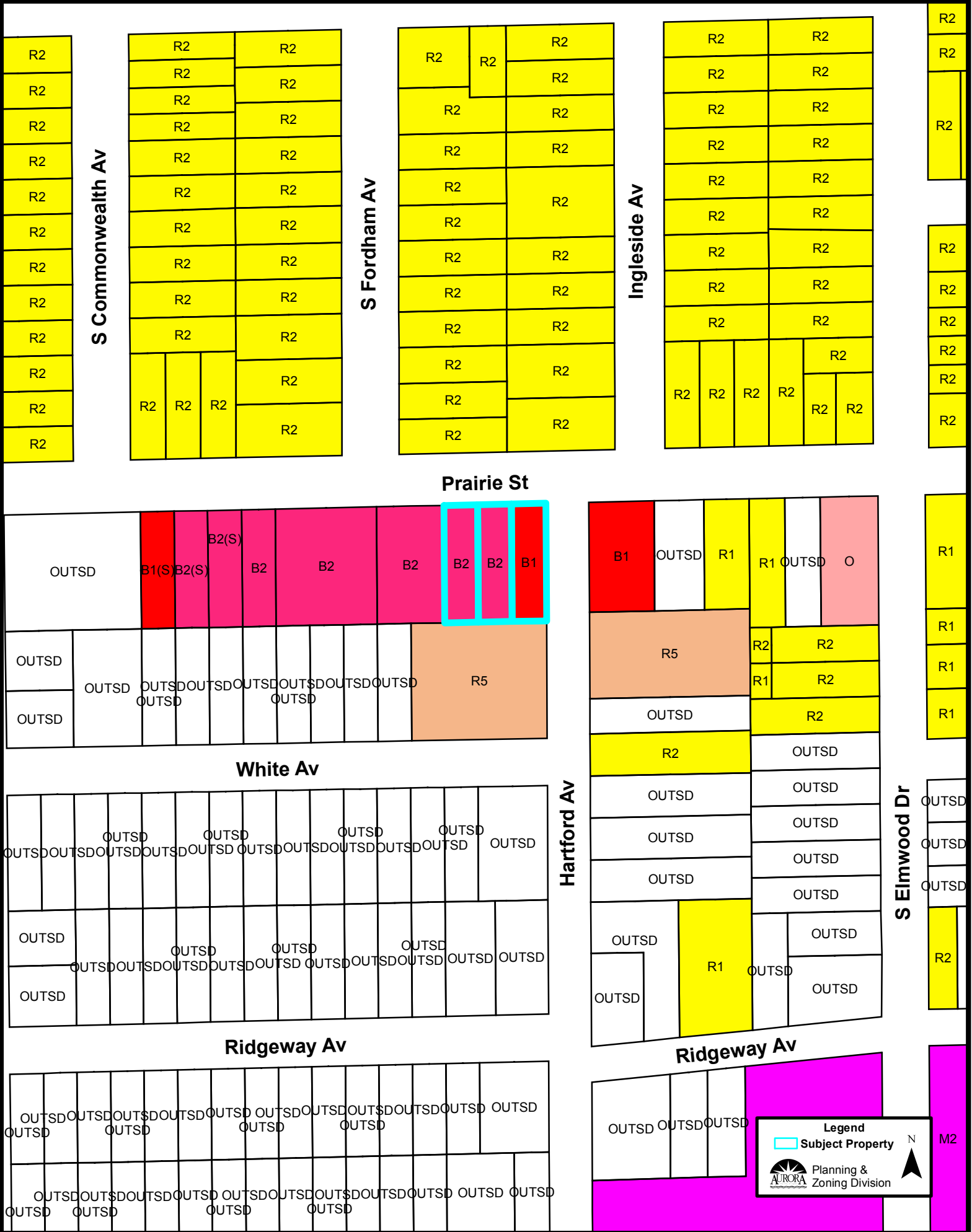


Legend
Subject Property


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Zoning Plan (1:2,000):



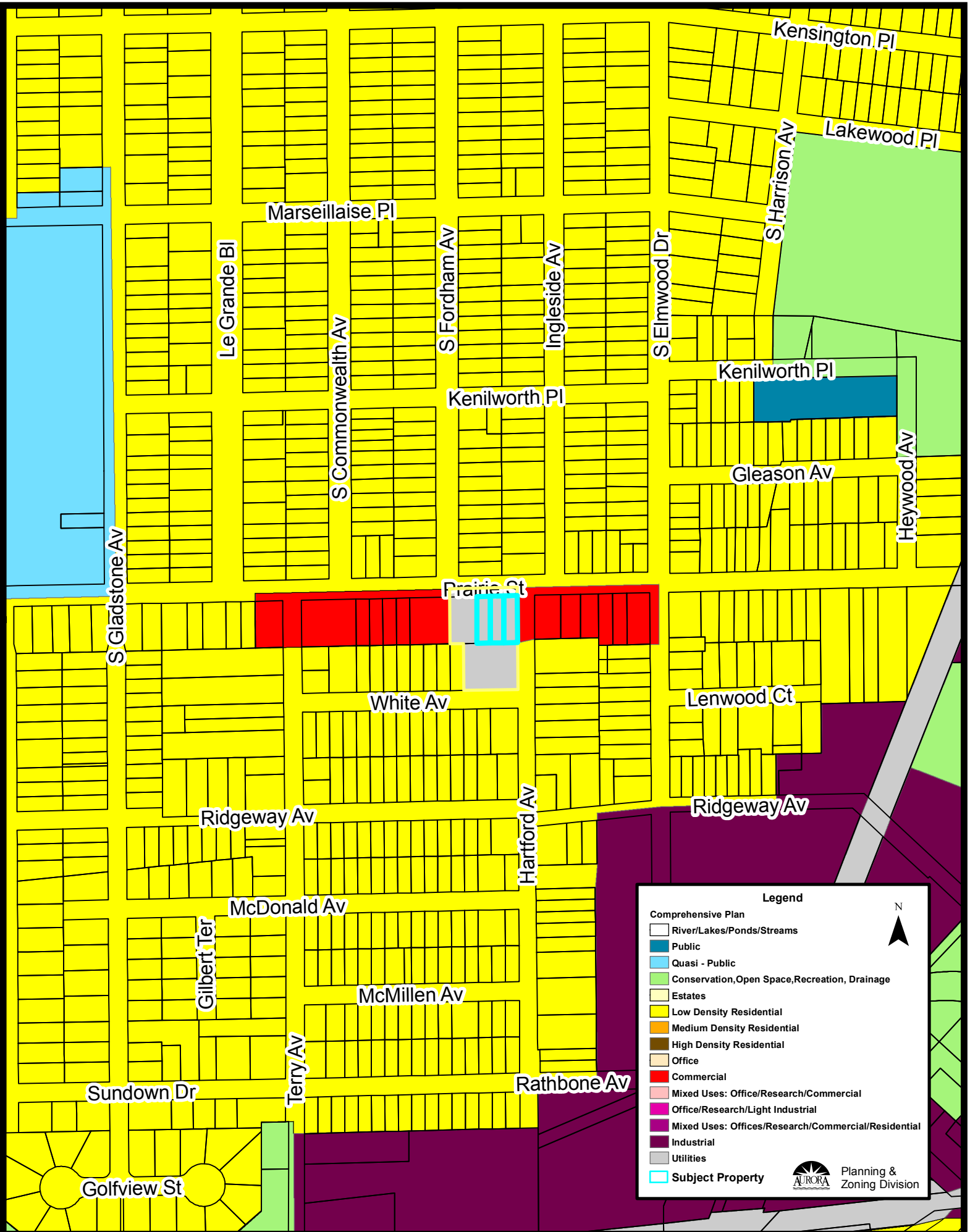
Legend

-  Subject Property

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Comprehensive Plan (1:5,000):



Legend

Comprehensive Plan

- River/Lakes/Ponds/Streams
- Public
- Quasi - Public
- Conservation, Open Space, Recreation, Drainage
- Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Mixed Uses: Office/Research/Commercial
- Office/Research/Light Industrial
- Mixed Uses: Offices/Research/Commercial/Residential
- Industrial
- Utilities
- Subject Property

N
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